

**PROPOSAL FORM**  
**PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL**  
**3556 WELCOME AVENUE NORTH\***

*\*The current parcel, P.I.D. 21-118-21-21-0057, is being replatted as Crystal Economic Development Authority Sixth Addition. The lot being sold and addressed as 3556 Welcome is Lot 1 of the proposed plat, comprised of the south 62 feet of the current parcel.*

**CHECK ONE:**

- ☐ BUILDER OFFERS \$50,000 TO PURCHASE THIS LOT
- ☒ BUILDER OFFERS \$500 FOR A SIX-MONTH OPTION TO PURCHASE THIS LOT FOR \$50,000

This proposal is not a purchase agreement or other binding contract. At this time, the Builder is submitting a proposal to purchase this lot and build a new single family house in accordance with the RFP Guidelines, or is requesting a six-month option for same.

If a builder's proposal is tentatively accepted by the EDA board, then EDA staff would work with the Builder to determine the specific house plan and present it at the next EDA meeting. If the EDA board gives final approval at that time, the Builder would sign a Purchase & Redevelopment Agreement and provide \$2,000 earnest money for the lot. Only after such an Agreement is signed would a binding contract exist between the EDA and the Builder.

Builders may purchase a 6-month option on a lot for \$500, renewable for an additional 6 months for an additional \$500. The option provides the builder with exclusive rights to purchase the lot and build a house subject to the normal EDA process, requirements and guidelines. As a condition of the option, the builder must list the lot with a to-be-built house on the MLS for the duration of the option. The number of options is limited: No builder may have options on more than 10% of the EDA's lots, and no more than 50% of the EDA's lots may be under option at any time.

**BUILDER:** *(Builder is required to be a Residential Building Contractor licensed by the State of Minnesota.)*

Name: Novak-Fleck, Incorporated State License Number: BC00001031  
Tel (1): (763) 424-4955 Tel (2): \_\_\_\_\_ Fax: (763) 424-1030  
Address: 8857 Zealand Ave N. City/State/Zip: Brooklyn Park, MN 5544  
Email: cjohnson@novak-fleck.com Signature: Candice Johnson Date: 6/20/13

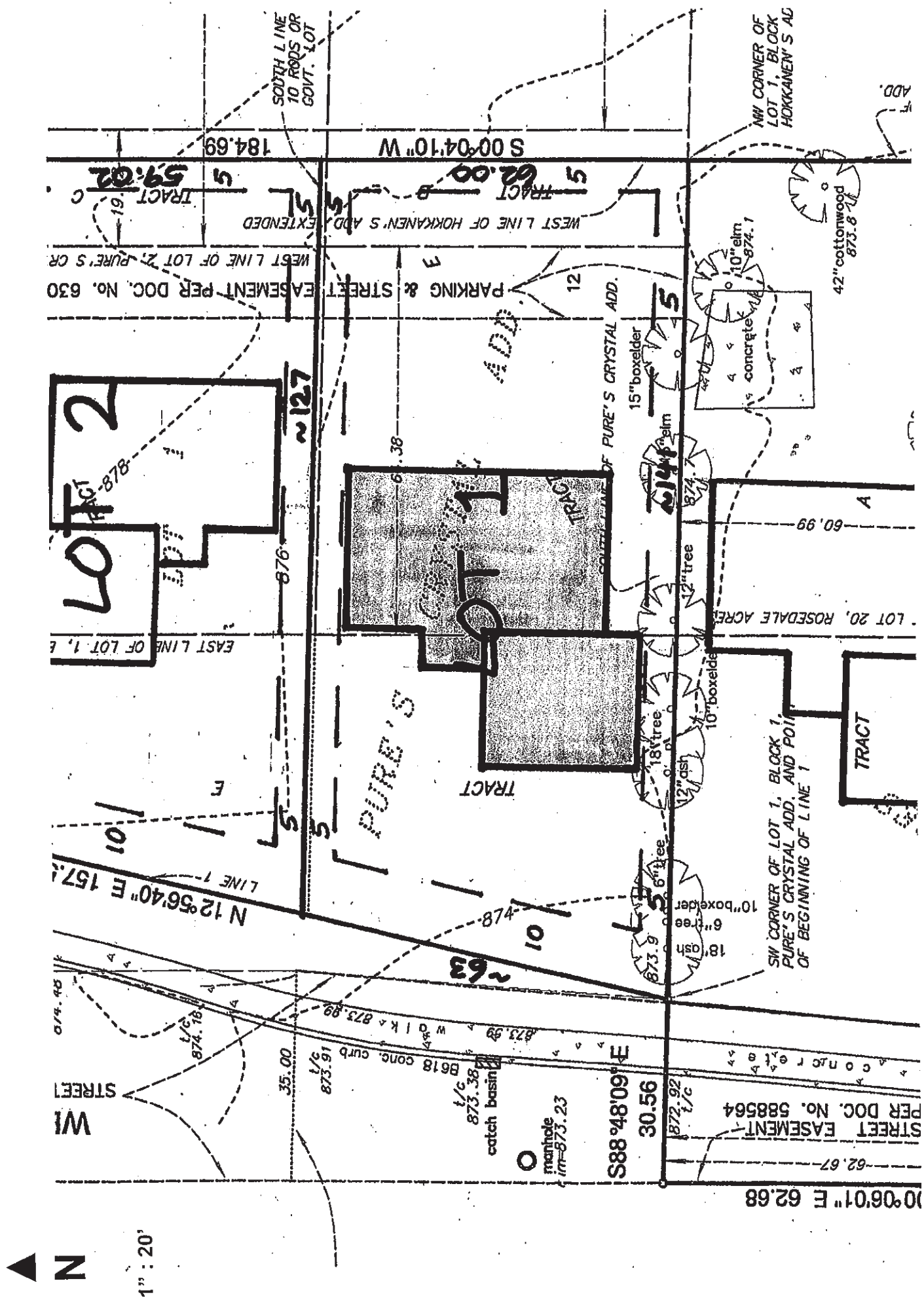
**REQUIRED ATTACHMENTS AND ADDITIONAL INFORMATION:**

- ☐ Attach one representative example of a house you would plan to build on this lot if your proposal is selected. It does not need to show exactly how it would be placed on the lot; it just needs to show the approximate size, quality and features you would anticipate a new house would have on this lot. A specific house plan would be determined after a proposal is tentatively accepted by the EDA.
- ☐ The EDA will only sell lots to builders who have experience in house construction in Minnesota. Please list the addresses of three houses you have built in Minnesota within the last five years, or attach other evidence of qualification for review by the EDA:

House #1: 5527 Xenia Avenue North  
House #2: 4633 Douglas Drive North  
House #3: 6529 50th Street North

**SUBMIT PROPOSAL TO:** Attn: John Sutter, Crystal EDA, 4141 Douglas Dr N, Crystal MN 55422  
TEL: 763.531.1142 FAX: 763.531.1188 [john.sutter@crystalmn.gov](mailto:john.sutter@crystalmn.gov)

**PROPOSALS MAY BE SUBMITTED BY HAND DELIVERY, U.S. MAIL, FAX, OR EMAIL (.pdf format).  
PROPOSALS MAY BE SUBMITTED AT ANY TIME AND WILL BE CONSIDERED ON A "FIRST COME,  
FIRST SERVED" BASIS UNLESS THE LOT HAS BEEN OPTIONED BY ANOTHER BUILDER.**



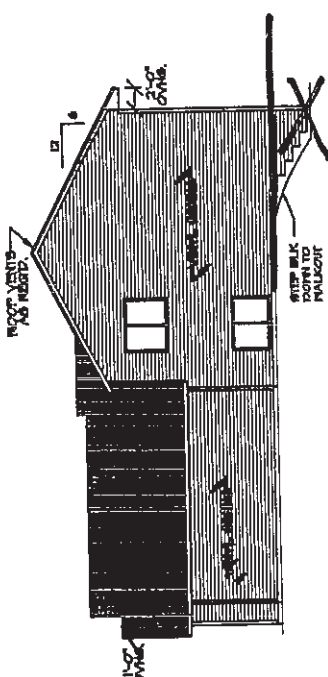
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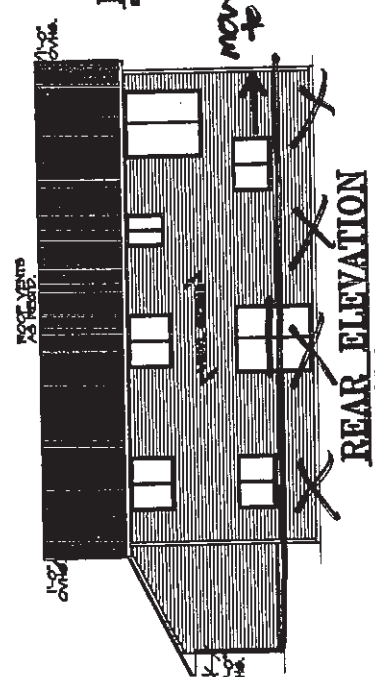
DATE 08-14-2019 BY 60322 UCBAW

## Index

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## RIGHT ELEVATION

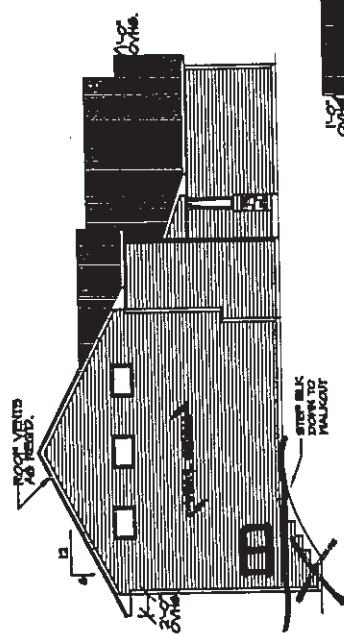
move window  
to side



**REAR ELEVATION**

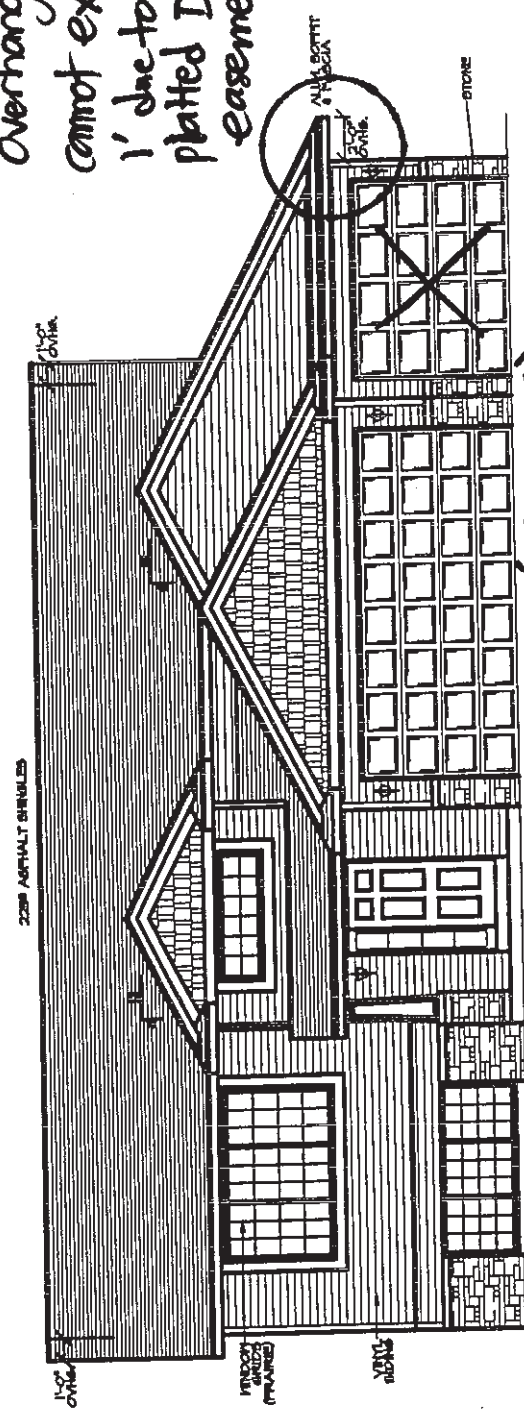
## LEFT ELEVATION

(NOT A WALKOUT.)



## LEFT ELEVATION

Eaves/  
Overhangs  
cannot exceed  
1' due to  
platted D&U  
easement



### FRONT ELEVATION

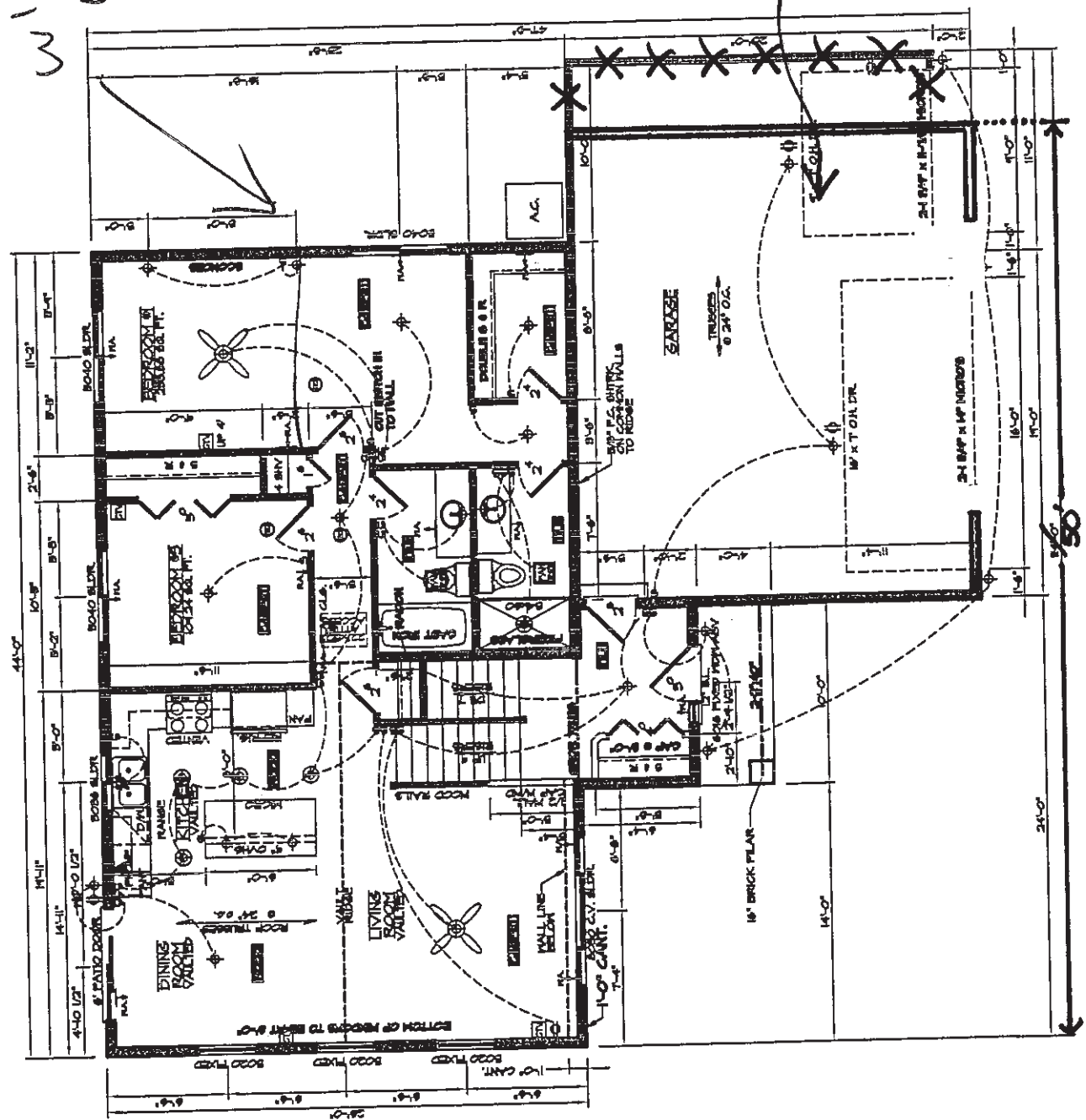
(Two-car)



NOTES:
1. ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE TO BE SHOWN ON THIS PLAN. THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS SHOWN ON THIS PLAN. THE HOUSE WILL NOT BE BUILT TO EXCEED THE DIMENSIONS SHOWN ON THIS PLAN.
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Convert  
to  
36' x 22'  
2

26' x 22'  
two-car  
garage



MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DATE OF BIRTH AND REPRODUCTION, THE PLAN WHY NOT  
COULD BE DETERMINED. THE HOUSE WILL BE BUILT ACCORDING  
TO THE DESIGNER'S DESIRES.  
SUBJECT TO THE INVESTIGATION AND  
RESEARCH ON THE BATHING CONDITIONS  
AND RECREATION ARE  
RECOMMENDED. THE HOUSE AND APPROXIMATE ACTUAL PLANT  
WILL BE DETERMINED BY THE BATHING AND POOL RECREATION  
AND BATHING FOOTING ARE DESIGNED RELATIVE BUT NOT GUARANTEED  
ANALYSIS OF THE DESIGNER'S DESIRES.

[illegible]

10

100



100

**WOODRIDGE**

STUDENT FLOOR= 1204-44  
STUDENT FLOOR= 1204-44

SECOND FLOOR 10044

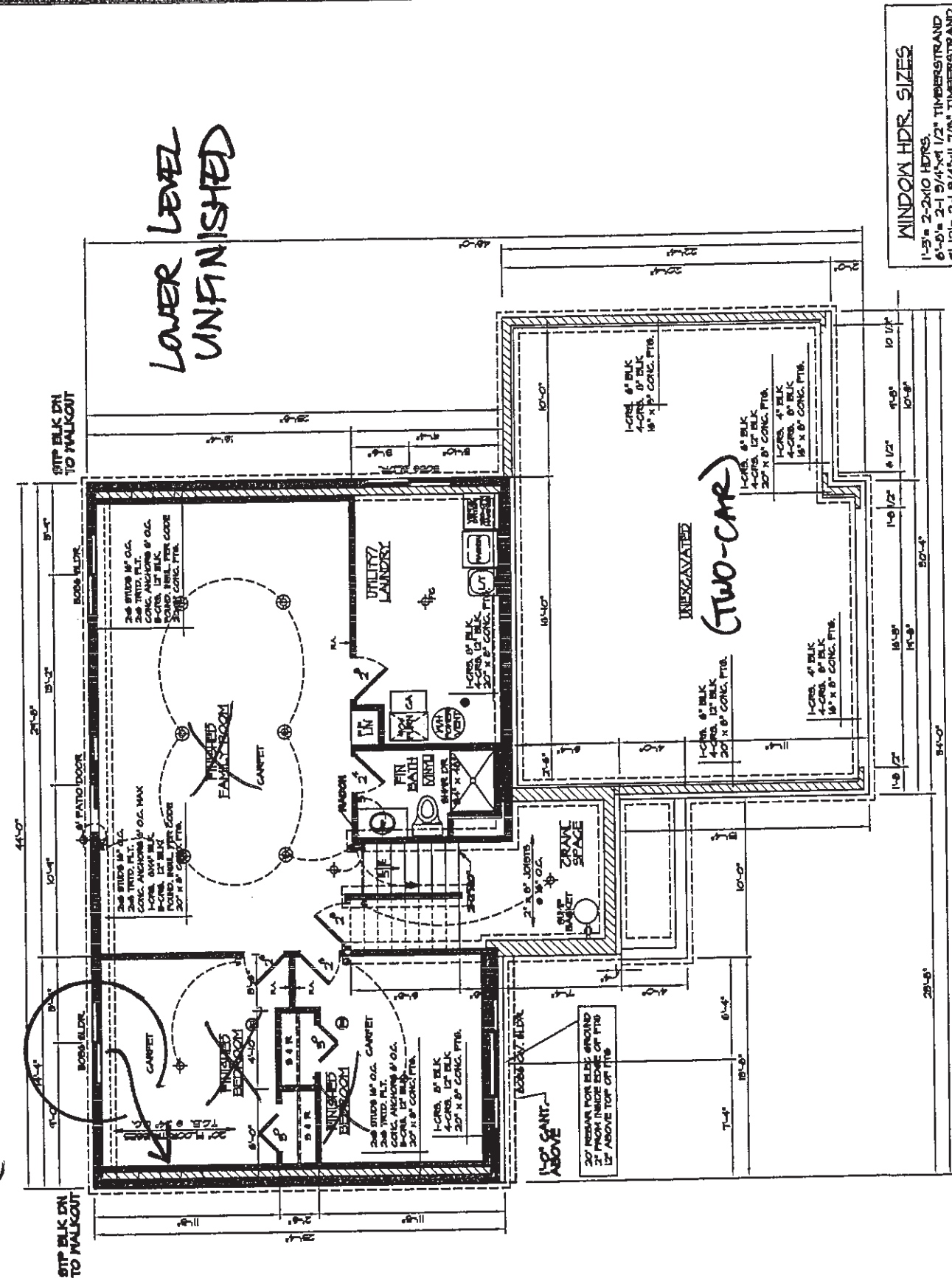
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**WINTER OF 1987-1988**

**LEWIS & CLARK**

LOWER LEVEL UNFINISHED

(move window to side)

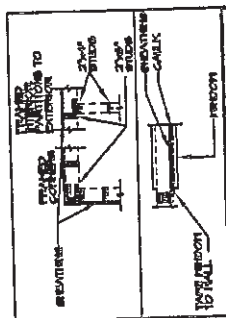
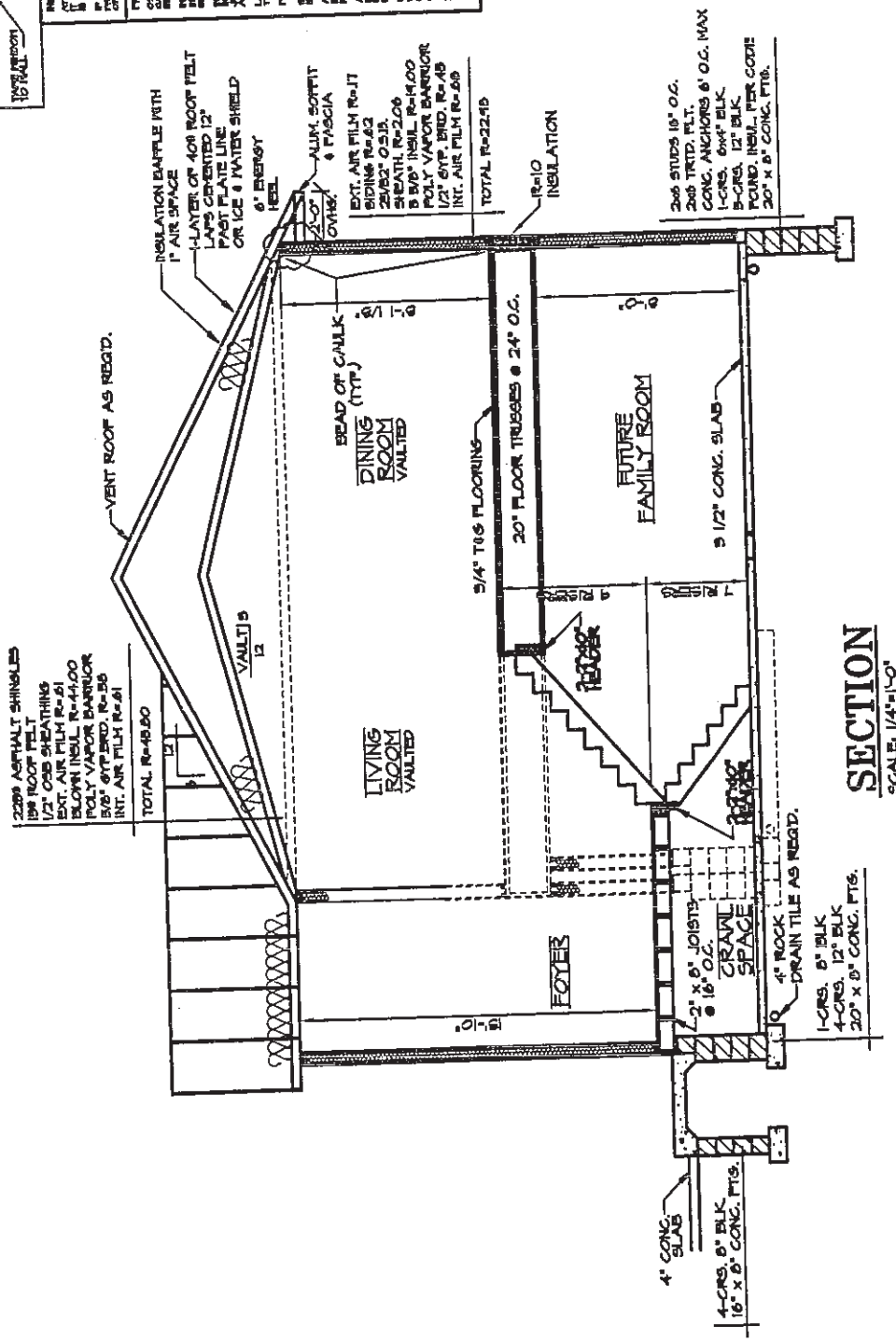


**WINDOW HDR. SIZES**  
1'-3" 2-2x10 HDRS.  
6'-8" 2-1 5/4"x9 1/2" TIMBERSTRAND  
9'-12" 2-1 5/4"x11 7/8" TIMBERSTRAND  
(ALL SIZES NOTED OTHERWISE)

## LOWER LEVEL FLOOR PLAN

SCALE 140-150°



[illegible]

**SECTION**  
SCALE: 1/4"=1'-0"